

TRANSFER  
TAX  
PAIDDeed of Sale by Trustee  
028430

John H. Lahr, sole surviving Trustee of **The Lahr Trust**, UTD May 5, 1983, by the power conferred by law, and every other power, in consideration of Eighty-Nine Thousand, Nine Hundred Dollars (\$89,900.00) paid, grants to **Laurentia I. Hall** of Oakland, County of Kennebec, State of Maine, (RR#4, Box 573, Belgrade Rd., Oakland, ME 04963) and **Keith Hall** of Jackman, County of Somerset State of Maine, (P.O. Box 441, Jackman, ME 04945) **as joint tenants and not as tenants in common, their heirs and assigns forever**, the land in Waterville, Kennebec County, State of Maine, described as follows:

The unit known and designated as **Unit 33** in Ridgewood Commons Condominium, located in Waterville, Kennebec County, Maine, as shown on the Condominium Plats by A.E. Hodson, Consulting Engineers, entitled "Ridgewood Commons Condominiums" filed in the Kennebec County Registry of Deeds in Plan File #E-86179 and entitled "Ridgewood Commons Condominiums, Phase II" in the Kennebec County Registry of Deeds in Plan File E-87193. Specific reference is made to the Ridgewood Commons Condominium Declaration under the Maine Condominium Act of the Revised Statutes of the State of Maine, which Declaration is dated March 4, 1986 and recorded in said Registry of Deeds in Book 2919, Page 320, together with the following Amendments, which are incorporated by reference herein:

Amendment to Declaration dated June 30, 1986 and recorded in the Kennebec County Registry of Deeds in Book 2996, Page 275;

Amendment to Declaration dated September 4, 1986 and recorded in said Registry in Book 3018, Page 195; and

Amendment to Declaration dated October 14, 1987 and recorded in said Registry in Book 3251, Page 27.

The aforesaid Plats are Exhibit C to the Declaration. Plans of the Unit (and the other units in the Condominium) are Exhibit D to the Declaration and are recorded in said Registry in Plan Files E-86180, E-86181, E-86182, E-87194, E-87195 and E-87196.

LAW OFFICE OF DONALD E. EAMES  
63 CROSS STREET • P.O. BOX 939  
SKOWHEGAN, MAINE 04976-0939  
TELEPHONE (207) 474-3105

37-126-4  
# 11600

37-126-4

ANY AND ALL rights, easements, privileges and appurtenances belonging to the Unit are hereby conveyed. This conveyance is subject to the terms, conditions, agreements, covenants, restrictions, obligations and easements contained or referred to in the above-referenced Declaration.

Meaning and intending to convey the same premises conveyed to The Lahr Trust, John H. Lahr and Lillian M. Lahr, Trustees, by Warranty Deed from FSD Associates, Inc. dated May 27, 1988 and recorded in the Kennebec County Registry of Deeds in Book 3355, Page 137.

Reference is also made to a warranty deed from from FSD Associates, Inc., to the grantor herein, acknowledged August 7, 1990 and recorded in said Registry of Deeds in Book 3777, Page 145, by referring to the grantor trust with greater specificity.

This conveyance also includes the following personal property: refrigerator, dishwasher, electric range, microwave, disposal, washer, dryer and window dressings.

It is agreed and understood between the parties hereto that the 1998 real estate taxes assessed against the above described premises shall be pro-rated between the grantor and the grantees as of the date of this conveyance.

IN WITNESS WHEREOF, the said **The Lahr Trust** has caused this instrument to be sealed and signed in its name by John H. Lahr, the sole surviving Trustee, as per Article IX in the Trust Document entitled, "Lahr Trust", dated May 5, 1983, thereunto duly authorized, on this 2d day of October, 1998.

LAW OFFICE OF DONALD E. EAMES  
65 CROSS STREET • P.O. BOX 89  
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Donald E. Eames

THE LAHR TRUST  
By: John H. Lahr, Trustee  
John H. Lahr - Trustee

State of Maine  
Somerset, ss.

October 2, 1998

Then personally appeared the above named John H. Lahr, as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity.

Before me,

Donald E. Eames  
Notary Public  
DONALD E. EAMES  
Printed name

RECEIVED KENNEBEC SS.

1998 OCT -5 AM 9:00

ATTEST: Lillian M. Lahr  
REGISTER OF DEEDS